# 1 Dukes Avenue, Hebburn, NE31 2TG

## Offers Over £139,950

WOW WOW WOW.... this two bedroom semi detached home with a loft room is AMAZING! The immaculate accommodation briefly comprises: Entrance door to welcoming hallway, spacious lounge, fitted kitchen with integrated appliances with sliding doors to a sun lounge currently used as a dining room, stairs to first floor landing providing access to a modern bathroom with white suite and two DOUBLE BEDROOMS and a LOFT ROOM. Externally there are front side and rear gardens with patio area, secure storage and a driveway. Additional benefits include: Gas central heating, double glazing, plantation shutters and fabulous decor!

Doxford International Business Park, 3 Azure Court, Sunderland, Tyne & Wear, SR3 3BE
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**Entrance door to**

**Welcoming Hallway**

Tiled effect laminate flooring, radiator with cover, staircase, cupboard.

**Lounge 16'4 x 11'4 (4.98m x 3.45m )**

Feature Inglenook style fireplace, laminate flooring, panelling to walls, Bow window with planation shutters, radiator, coving to ceiling.

**Kitchen 17'4 x 11'4 l shape (5.28m x 3.45m l shape)**

Range of fitted base and wall units with contrasting work surfaces and matching up stands incorporating a stainless steel eye level electric double oven and hob with overhead extractor, and glass splash back, integrated microwave, fridge freezer, plumbing for washing machine, ceramic sink and drainer with mixer tap, tiled effect laminate flooring, spotlights to ceiling, breakfast bar, door to rear, sliding doors to

**Sun Lounge 9'8 x 8'4 (2.95m x 2.54m)**

Laminate flooring,, radiator, fitted blinds, spotlights to ceiling, French doors to rear.

**Stairs To First Floor Landing**

**Bedroom One 15'0" x 9'11" (4.59m x 3.04m )**

Radiator, fitted wardrobes with access to secret cupboard perfect for winter coats, cupboard housing combination boiler, plantation shutters.

## Bedroom Two 11'9" x 9'1" (3.58m x 2.77m )

Storage cupboards, plantation shutters, access to loft room.

## Loft Room

Feature beams, storage to eves, radiator, Velux style window.

## Bathroom

White suite with chrome effect fittings comprising: Low level w.c and vanity basin set to a storage unit, panel bath with overhead mains fed shower and fitted screen, radiator.

## Externally

Externally there are front side and rear gardens with patio area, secure storage and a driveway.

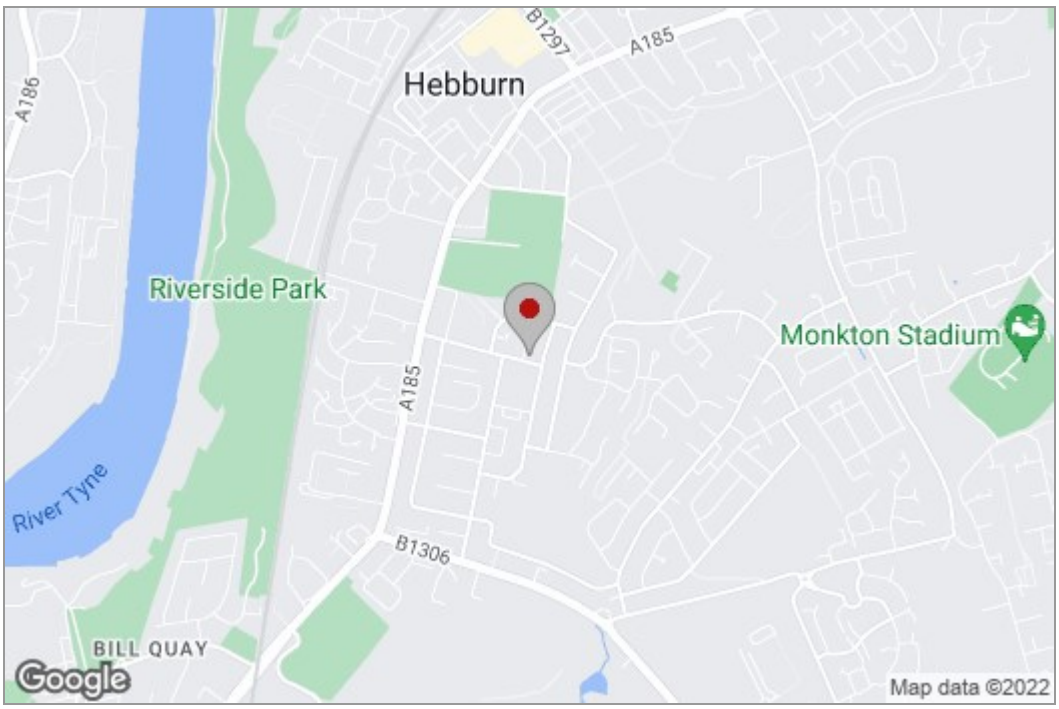
## Please Note

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

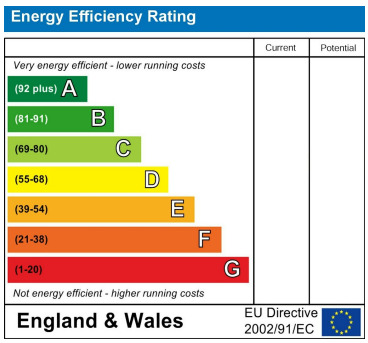
MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.
PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

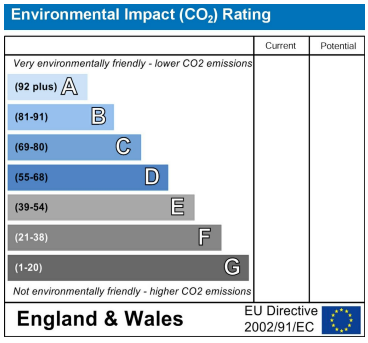
## Floor Plan

## Area Map




## Energy Efficiency Graph

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